096.0	0001	0001.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	922,300 /	922,300
					USE VALUE:	922,300 /	922,300
					ASSESSED:	922,300 /	922,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89		FALMOUTH RD W, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHULDENFREI MARK
Owner 2:	COHEN ROBIN
Owner 3:	
Street 1:	89 FALMOUTH RD W
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEFRANCESCO JEREL A/ETAL -
Owner 2:	DEFRANCESCO MARIA -
Street 1:	89 FALMOUTH RD W
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,110 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1956, having primarily Wood Shingle Exterior and 2058 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11110.000	395,000		527,300	922,300
Total Card	0.255	395,000		527,300	922,300
Total Parcel	0.255	395,000		527,300	922,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.15 | /Parcel: 448.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 62648

GIS Ref

GIS Ref

Insp Date 11/16/18

!7838!

PREVIOUS ASSESSMENT

Parcel ID: 096.0-0001-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	395,000	0	11,110.	527,300	922,300	922,300	Year End Roll	12/18/2019
2019	101	FV	361,200	0	11,110.	527,300	888,500	888,500	Year End Roll	1/3/2019
2018	101	FV	361,200	0	11,110.	452,000	813,200	813,200	Year End Roll	12/20/2017
2017	101	FV	361,200	0	11,110.	421,800	783,000	783,000	Year End Roll	1/3/2017
2016	101	FV	361,200	0	11,110.	361,600	722,800	722,800	Year End	1/4/2016
2015	101	FV	299,100	0	11,110.	323,900	623,000	623,000	Year End Roll	12/11/2014
2014	101	FV	299,100	0	11,110.	299,800	598,900	598,900	Year End Roll	12/16/2013
2013	101	FV	299,100	0	11,110.	285,900	585,000	585,000		12/13/2012

PRINT

Date	Time
12/10/20	22:26:36

LAST REV

Date	Time
05/07/19	14:53:17

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 7838

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEFRANCESCO JER	50341-384		11/13/2007		592,000	No	No		
DEFRANCESCO JER	28111-198		1/27/1998	Family		No	No		A

USER DEFINED

Prior Id # 1:	62648
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/10/2003	153	Alterati	2,500					
3/4/2003	141	Redo Kit	26,650					
11/23/1998	838	Manual	500					WOOD STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	CC	Chris C
3/13/2009	Meas/Inspect	163	PATRIOT
12/3/2008	MLS	MM	Mary M
10/18/1999	Meas/Inspect	256	PATRIOT
8/21/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11110		Sq. Ft.	Site		0	70.	0.68	4									527,312						527,300	

Total AC/HA: 0.25505 | Total SF/SM: 11110 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 527,312 | Spl Credit | Total: 527,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.29575646
Const Adj.:	1.03020000
Adj $ / SQ:	126.814
Other Features:	94450
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	442822
Depreciation:	47825
Depreciated Total:	394997

COMMENTS

BK:10994 PG:16 646-7284.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

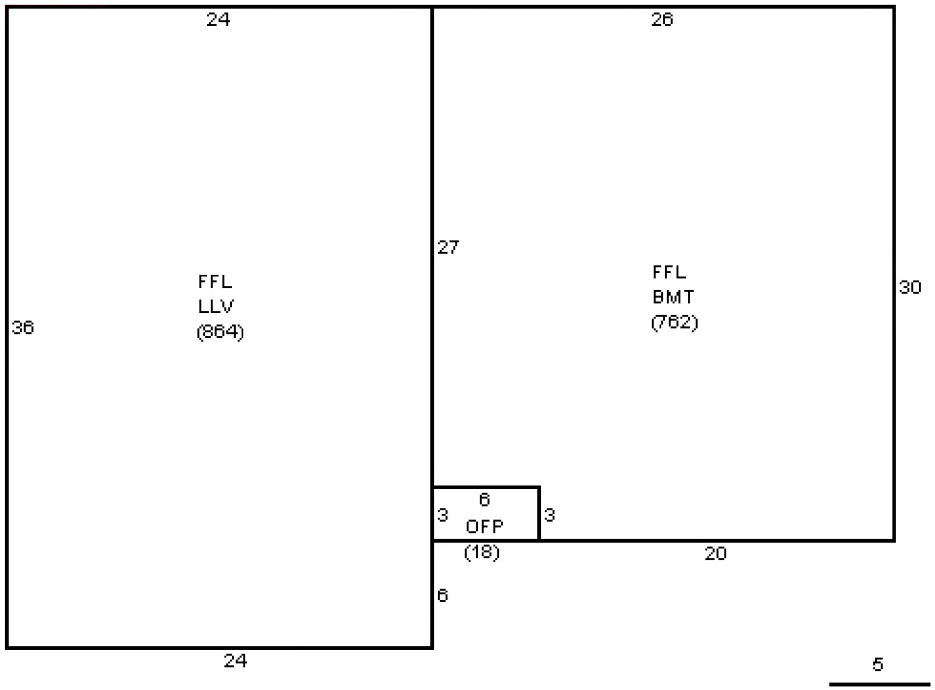
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	139.50
Special Features:	0	Val/Su Net:	120.80
Final Total:	395000	Val/Su SzAd	242.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,626	126.810	206,200
LLV	Lower Level	864	83.460	72,109
BMT	Basement	762	38.040	28,990
OFP	Open Porch	18	45.330	816
Net Sketched Area:		3,270	Total:	308,115
Size Ad	1626	Gross Are	3270	FinArea 2058

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

096.0-0001-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	